

Town of



AMHERST

Massachusetts

TOWN HALL
4 Boltwood Avenue
Amherst, MA 01002-2351

Conservation Department
(413) 259-3045
(413) 259-2410 [Fax]
conservation@amherstma.gov

To: Community Preservation Act Committee
From: David Ziomek, Director- Conservation and Development
Re: FY 11 Funding Recommendations
Date: December 10, 2009

Preliminary Funding Proposal

This proposal represents the current open space priorities of the Conservation Commission for FY 11. The Commission's recommendations are based on the approved Open Space and Recreation Plan (OSRP). A formal presentation with color images and maps of all properties will be presented to the CPAC in January. Please note that appraisals for some projects are still pending. The Commission has not formally ranked these projects but will do so in early January.

Appraisals & Surveys

Funding for required appraisals and surveys can often mean the difference between a land preservation project moving forward or not. Currently, the Conservation Department budget does not include funds for appraisals or any of the other due diligence costs. This funding is critical to get projects started and establish value.

Appraisals and Surveys:**\$ 25,000***North Amherst*

Amherst has a long history of working to preserve forest and farm land along the Cushman Brook and Mill River. The properties listed below all contain significant river frontage and offer a unique opportunity to preserve water quality and wildlife habitat. Three landowners have expressed interest in working with the town to preserve their land in North Amherst.

Stosz (Market Hill Road)

Acreage:	25
Conservation Method:	Fee Acquisition and/or Conservation Restriction
Resource Values:	Wildlife habitat, watershed protection, passive recreation
Priority Level:	High
Identified on OSRP:	Yes
Threat:	Moderate
Development Potential:	Residential
Appraisal Completed:	Due by 12/31/09
Funding Sources:	CPA, Conservation Partnership Grant and local land trusts

Szwacz (Meadow Street)

Acreage:	8
Conservation Method:	Fee interest
Resource Values:	Wildlife habitat, watershed protection, passive recreation
Priority Level:	High
Identified on OSRP:	Yes
Threat:	Low
Development Potential:	Low
Appraisal Completed:	Yes
Funding Sources:	CPA with assistance from The Kestrel Trust

Andrews/LaVerdiere (Meadow Street)

Acreage:	20
Conservation Method:	Fee interest/Conservation Restriction/limited development
Resource Values:	Agricultural, wildlife habitat, watershed protection, scenic
Priority Level:	High
Identified on OSRP:	Yes
Threat:	High
Development Potential:	Commercial/Industrial
Appraisal Completed:	Yes
Funding Sources:	CPA, LAND grants, APR, land trusts, private partnership

South Amherst

The theme of protecting water quality in our perennial streams is also reflected in the potential projects in South Amherst. Conservation of one or both properties would provide significant benefits to water quality in the Plum Brook and Fort River. The town is currently working with two landowners who are considering conservation outcomes for their properties.

Poor (Pomeroy Lane)

Acreage:	50
Conservation Method:	APR or Conservation Restriction
Resource Values:	Agriculture, wildlife habitat, watershed protection
Priority Level:	High
Identified on OSRP:	Yes
Threat:	High
Development Potential:	Residential
Appraisal Completed:	Due by 12/31/09
Funding Sources:	CPA, MA DAR (APR), land trusts, private partnership

Cole (Route 116)

Acreage:	12
Conservation Method:	Fee interest/Conservation Restriction
Resource Values:	Wildlife habitat, trails, watershed protection
Priority Level:	High
Identified on OSRP:	Yes
Threat:	High
Development Potential:	Housing
Appraisal Completed:	Yes
Funding Sources:	CPA, LAND grants, land trusts

Land Conservation:	\$150,000
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<u>TOTAL REQUEST:</u>	<u>\$175,000</u>
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TOWN HALL
4 Boltwood Avenue
Amherst, MA 01002-2351

HISTORICAL COMMISSION
(413) 259-3040
(413) 259-2410 [Fax]
planning@amherstma.gov

ARTICLE ____ Community Preservation Act – Historical Preservation (Amherst Historical Commission)

Proposed Fiscal Year 11 CPA Historic Preservation Projects

The following draft FY11 CPA proposals represent the ongoing historic preservation priorities of the Town of Amherst as recommended by the Amherst Historical Commission in implementation of the 2004 Amherst Preservation Plan, other historic preservation planning, and assessment of community needs. Funding for historic preservation projects will be sought through: 1) Town Meeting appropriations of Community Preservation Act funds, 2) state and other grants, 3) private donations, and 4) Town Meeting appropriation of local tax revenue through the capital budget. This FY 11 historic preservation budget is a working document and may be subject to change and adjustment.

I. Historic Preservation Capital Projects

Cemeteries:

- West Cemetery headstone & monument restoration
Second phase (1870 section) \$ 100,000

Individual building/site projects:

- Archival materials conservation/restoration
 - Town Clerk \$ 10,000
 - Special Collections \$ 10,000
- Amherst History Museum rehabilitation (ell roof, electrical, windows) \$ 45,000
- Emily Dickinson Homestead rehabilitation (ceiling repairs) \$ 50,000

II. Inventory, Public Education & Other Resource Protection

- Town Common historical research & survey \$ 25,000

New FY11 Projects \$ 240,000

III. Previously-Obligated Funds

- 575 North East Street compensation (year 3 of 5) \$ 25,600
- Town Hall masonry (year 2 of 10) \$ 41,300
- \$ 66,900**

FY 11 Total \$ 306,900

~ As recommended for approval December 8, 2009

33 Kellogg Ave. Suite 81
Amherst, MA 01002
413 256 0206 ext. 304
413 256 8551 fax
dcrabtree@amhersthousingauthority.org

Amherst Housing Authority

Memo

To: Community Preservation Act Committee
From: Donna Crabtree, Executive Director
CC: Amherst Housing Authority Board of Commissioners
Date: December 10, 2009
Re: Housing Proposal for CPA funding

Summary:

The Amherst Housing Authority (AHA) proposes to preserve and support 22 units of state funded (Chapter 705) scattered site family public housing in two phases. There have not been any capital improvements made to the properties or the units since initial occupancy.

The first phase totals 10 units in five duplex structures and the second phase consists of 12 units in six duplex structures. The work was divided into two phases as a way to best utilize available funding sources, manage the temporary relocation of AHA residents with a minimum of disruption, and maximize construction efficiency.

Project Description - Phase 1: Stanley, Jenks, and Olympia

This 10 unit effort consists of 3 - two bedroom and 7 - three bedroom units, including a two bedroom handicap accessible unit located on Olympia Street. Six units, located on Stanley and Jenks streets, are modular designs that were purchased by the AHA in 1988 and 1989, respectively. The Stanley and Jenks properties are located near each other in census tract 8207.

The other 4 units located on Olympia Street are of stick built construction developed by the AHA in 1992. One of the 3 bedroom units is vacant and has been offline for almost a year due to the lack of available funding for much needed renovations. The Olympia Street units are located in census tract 8203.

\$145,000 in CPA funding and \$600,000 in CDBG funds and is needed to complete Phase 1.

Project Description – Phase 2: Market Hill, Bridge, and Fairfield

Phase 2 includes a total of 12 units, 2 – two bedroom and 10 – three bedroom units. These units developed by the AHA are of conventional construction and were built in 1992. Like the Phase 1 properties, no capital improvements have been made to the properties or the units since initial occupancy.

Phase 2, which would start construction approximately one year later than Phase 1, is expected to need \$300,000 in CDBG and \$205,000 in CPA funding.

Unit Condition:

At present, most of the components in the buildings have passed their useful life or will do so by 2011. A comprehensive capital needs assessment was completed in November 2009 that summarizes future replacement costs for a 20 year period, quantity and cost for capital components with details on needed site improvements, building exterior, and unit interiors.

Project Financing:

To recap, our current proposal to complete Phase I includes \$145,000 in CPA funding and 600,000 in CDBG funding. The AHA also intends to apply for funding from the Affordable Housing Trust Fund and the Weatherization Program through the Department of Housing and Community Development for other resources that will be needed to complete Phase I. We are in the process of drafting preliminary development and operating budgets for both phases.

Resident Demographics

All tenants who reside in these units are low income families; the average annual gross income of those families residing in two bedroom units is \$13,302.00 while the average annual gross income of those families residing in three bedroom units is \$22,013.00. The income of the majority of these households is under 30% of the area median income. An analysis of the wait list for these units indicate that the average gross income of those awaiting two bedroom units is \$8,151.00 and the average gross income for those awaiting three bedroom units is \$10,826.00; again well under 30% of the area median income. The demand for these units is so great that the Housing Authority was forced to close the waiting list in January 2008.

Additional Information

I have attached a letter from Ray Frieden, Director of the Bureau of Housing and Development and Construction supporting our request. The capital needs assessment report and preliminary development budget can be submitted to the Committee upon request.



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
 COMMUNITY DEVELOPMENT**

Deval L. Patrick, Governor ♦ Timothy P. Murray, Lt. Governor ♦ Tina Brooks, Undersecretary

December 7, 2009

Mr. Peter Jessop, Chair
 Community Preservation Committee
 Amherst Town Hall
 4 Boltwood Avenue
 Amherst, MA 01002

Dear Mr. Jessop:

The Department of Housing and Community Development (DHCD) supports the Amherst Housing Authority's (AHA's) application for CPA funding to rehabilitate its c. 705 developments, totaling twenty-two (22) units. I understand that an assessment by the Massachusetts Housing Partnership indicated a capital need for the twenty-two (22) units of \$1,744,078.00 through 2011.

As a public agency, DHCD's mission statement correlates with CPA's core community concerns, namely; the preservation and rehabilitation of affordable public housing essential to serve communities and low-income households and individuals. To address capital needs, the Department has access to a limited amount of bond funding authorized periodically by the Massachusetts Legislature. DHCD is in the midst of a transition to a formula funding structure that will allocate a percentage share of available state-wide capital funding to each housing authority based on the capital needs of each housing authority's portfolio. Each housing authority will then submit to DHCD a 5-year capital plan detailing how it will spend its formula funding allocation across its portfolio.

Based on DHCD's preliminary estimate of the total state-wide need, AHA's allocation of capital bond formula funding will likely range between \$350,000 and \$600,000 to address capital needs for its entire state-aided public housing portfolio of one hundred fifty-nine (159) units for the next five (5) years. This number will be finalized in the spring of 2010 when DHCD completes its transition to formula funding.

The Amherst Housing Authority Board of Commissioner's and the Executive Director have worked tirelessly in seeking and obtaining state funding to maintain and upgrade their portfolio including their c. 705 developments. Given the magnitude of need and DHCD's funding limitations, DHCD wholeheartedly supports the AHA efforts and greatly appreciates the Amherst CPC's consideration of the AHA's application for additional funding.

Sincerely,

Ray Frieden
 Director, Bureau of Housing Development and Construction

Cc: Laura Taylor, Director, Bureau of Housing Management



Help build it!

December 9, 2009

**Community Preservation Act Committee
c/o Comptroller Sonia Aldrich.
c/o Accounting Office, Town Hall
Town of Amherst
Amherst, MA 01002**

Subj: Amherst College/Habitat Initiative – 4th Habitat home
Request for Community Preservation Act Funding

Dear Committee Members,

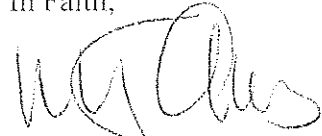
First, thank you for your support of Habitat's efforts in Amherst to build homes in partnership with the community and with families in need. The Stanley Street Habitat Initiative is a living testament to the positive difference that concerned and compassionate people can make in their communities. We are planning a special work party day on MLK Day in January 2010 in support of the "a day on, not a day off" movement that celebrates the lasting legacy of Martin Luther King.

Pioneer Valley Habitat is requesting \$50,000 in Community Preservation Act Funds for the construction of the 4th Habitat home to be built on the Stanley Street site. The \$50,000 in CPAC funding will be used to purchase construction materials and services and to cover the cost of Photovoltaic System which was previously funded with grant funds from Mass Technology Collaborative. As you know we rely on CPAC funding to help us address the cost of homeownership for very low income families in Amherst. Our cash cost for construction is approximately \$125,000. Habitat raises the funds to build the homes as we are building. We sell the homes to the family for the cost of construction and provide a long term year 0% mortgage. All mortgage payments are used by Habitat to help build more affordable homes. An allocation to Habitat is not a one time donation – it is a long term investment that is continuously reinvested in meeting the housing needs of very low income families.

I am enclosing a recent photo of the Stanley Street site with two completed homes and one under construction. Our first home (24 Stanley Street) was completed in January 2008 and Kathy Perry and her daughter moved in January 2008. Ashlee Cancio-Bello and her son Ernie moved into their home in June of this year. Our new family at 14 Stanley Street is Janet Lamberg and her three daughters. I hope you have had the chance to meet Jan and her children either at the wallraising or the town bus tour this past fall.

Thank you for your consideration of our request and please do not hesitate if you require additional information. I invite you to join us on Sunday, December 13th at 14 Stanley Street at 4^{pm} as we sing songs of the season and hang a wreath in celebration of Habitat's work in making a house a home.

In Faith,



MJ Adams
Executive Director

1. **Feasibility of the project;**
We have successfully completed two homes; have one under construction and are requesting funding for the 4th and final home on the site.
2. **Urgency of the project:** The urgency for this project is to sustain and grow the momentum of Habitat home construction serving low wage earning families in Amherst.
3. **Population(s) to be served by the project:** The most profound and long term beneficiaries of this project are the families who move in and become homeowners in this new neighborhood. Equally important, the community of Amherst is served in honoring the Town of Amherst's commitment to social justice and economic diversity of the community and an opportunity for local residents and students to give of themselves to the community they call home.
3. **Acquisition or preservation of threatened resources;** n/a
4. **Possibility of multiple sources of funding:** Habitat relies on a variety of sources to fund the construction of Habitat homes. With the donation of land from Amherst College, the donation of pro bono architectural services from Kuhn Riddle, the deeply discounted/donated construction material from Cows Building Supply and r.k.Miles, the donation of site services by the Operating Engineers Local 98, Federal Home Loan Bank grant funds, Community Foundation funds, and a multitude of individual and business donors and some generous support for the local faith communities; Habitat relies on a variety of funding streams to make this homebuilding possible. Of note, our request for an additional \$20,000 in CPA funds for 10 Stanley Street reflects our commitment to install photovoltaics on this home, despite the end of the grant source.

5. **Complete description of project addressing cost documentation relating to projected timeline for initiation and completion of project and any expectations for additional funding in future years:**

Budget attached.

Timeline for 10 Stanley Street:

Spring 2010	Family Selection Process
June/July 2010	Finalize house size, pour foundation & slab
September	Wall Raising & Framing starts
December	Building Envelop complete
January 2011	Interior Finishing starts
May 2011	Home dedication
	Certificate of Occupancy achieved
June 2011	Closing and Family moves in
Summer 2011	Final landscaping & site work

6. **Funding available:** We have received \$30,000 in Federal Home Loan Bank funding for this home and expect approximately \$8,000 in Softwood Lumber Grant; PV Habitat also allocates funding from our Fund for Humanity (habitat home mortgage repayments) and is working steady on our fundraising efforts directed at individuals, faith communities, businesses, and foundations. Unfortunately the Mass Technology Collaborative Grant funds for Photovoltaics is no longer available. The installation of the photovoltaic systems play a key role in taming utility costs for our low income habitat homeowners.

CPA AMHERST (BASED ON FHLB P2 grant financials)
 10 Stanley Street home - to be constructed Summer 2010-Spring 2011

INKIND SOURCES/USES	per unit
Construction materials/appliances	\$20,000
Construction subcontractor LABOR	\$15,000
Construction volunteers	\$21,000
Land	\$124,000
	\$180,000

CASH USES

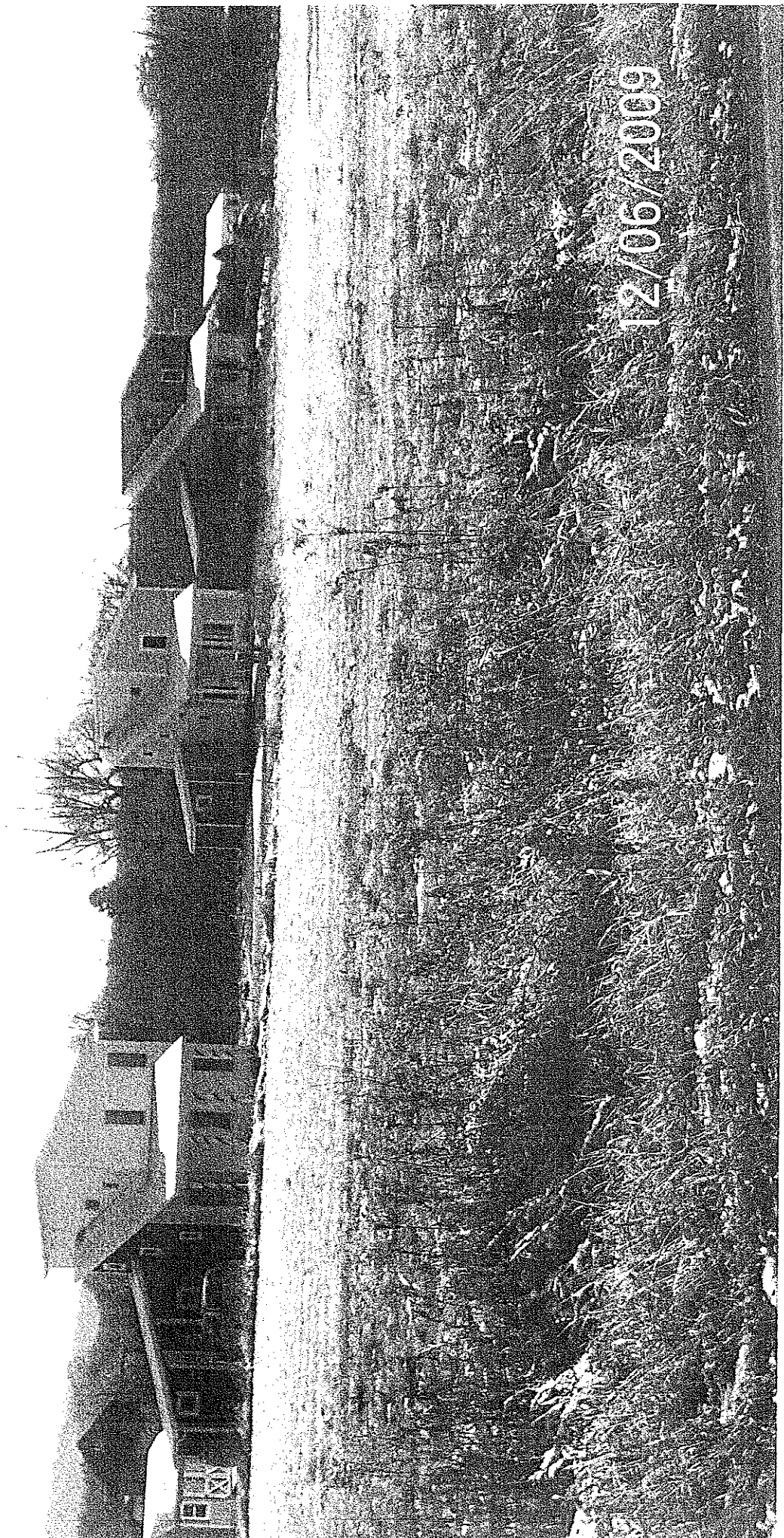
CONSTRUCTION	\$90,800
SOFT COSTS/DEVELOPERS FEE	\$10,000
FINANCING	\$2,500
LEGAL	\$3,000
PHOTOVOLTAICS	\$20,000
	\$126,300

CASH SOURCES

DOWNPAYMENT	\$500
SPONSORS' CASH (Fund for Humanity)	\$15,000
OTHER	
SOFTWOOD LUMBER GRANT	\$8,000
FHLB Phase 2	\$30,000
GAP	\$72,800

To be raised

Amherst CPA request for 4th home	\$50,000 SEEKING
Individual, church, business donations	\$22,800 seeking



Amherst Leisure Services and Supplemental Education Commission, LSSE
FY 10 Proposal for Community Preservation Act, (CPA)
December 10, 2009
Submitted by Linda Chalfant , LSSE Director

Funding for Land Acquisition for Current and Future Generations

Introduction

The single most important goal of the Town of Amherst LSSE Commission is to plan and ensure that current and future generations have sufficient parks and recreation resources. Thanks in large part to the generosity of the CPA fund, the Town agreed in 2005 to renovate and better utilize current park land in order to maximize existing active recreation resources. However, the landscape and culture of Amherst has changed significantly since the last actual new purchase of land was dedicated to the parks and recreation inventory more than 30 years ago.

Hawthorne Property

The property under consideration is currently owned by George R. and Rhoda A. Hawthorne. Mr. Hawthorne has passed away and Mrs. Hawthorne has moved out of the existing house. The property is currently being managed by George Hawthorne Jr., one of the Hawthornes' children. The Hawthornes have indicated a willingness to sell the land to the town for recreational purposes.

Urgency of the Project

This funding is urgent because timing is crucial when land acquisition is at stake.

Population to be Served

Public parks and recreation areas are available to the entire community. Children, adolescents, and adults and families would all be served.

Purpose of Proposal

The site is potentially suitable for the construction of multipurpose playing fields. These fields could be used for a variety of sports such as soccer, Ultimate Frisbee, lacrosse, football, field

hockey, rugby and cricket. There is also the possibility that a small baseball field could be accommodated.

Compatibility with Plans for Amherst's Future – The purchase of the Hawthorne Property is compatible with plans for the future of Amherst.

1. **Closing of Marks Meadow School** – When Marks Meadow Elementary School closes more children will be attending the Wildwood Elementary School. The location of this Hawthorne Property, adjacent to the Wildwood School, will allow more children to walk to after-school sports activities.
2. **Master Plan** – The purchase of the Hawthorne Property is compatible with many of the Objectives and Strategies contained in the Master Plan.
3. **Open Space and Recreation Plan** – The purchase of the Hawthorne Property is compatible with the goals and objectives outlined in the OSRP.

Size/Location/Context/Connections/Assemblage Value

The Hawthorne Property comprises a 6.76 acre parcel of land, containing a farmhouse, associated outbuildings and adjacent fields, located at 235 East Pleasant Street, in the center of the Town of Amherst. It represents an unusually large area of undeveloped open space located amidst surroundings that are densely populated, close to the downtown and within walking distance of several nearby institutional and public properties. (See Attachment #1, Context Map.)

The Hawthorne property is well-situated in terms of access to and from various parts of town. The property is located on East Pleasant Street, one of Amherst's major north-south corridors, connecting Downtown Amherst with North Amherst, Cushman and points north. The property lies immediately south of the busy intersection of East Pleasant Street and Strong Street. Strong Street is major connecting road linking the University and Downtown Amherst with East Amherst, its neighborhoods, farms and commercial areas, as well as the Town of Pelham, farther to the east.

The property is well-situated in terms of its proximity to central neighborhoods and to several of Amherst's schools. To the east are the Wildwood Elementary School, the Amherst Child Care Center and the Amherst Regional Middle School. In the neighborhood just south of the property and within easy walking or biking distance is the Amherst Regional High School. The private, non-profit Amherst Ballet School, which has served the physical and artistic needs of Amherst's youth for the past several decades, lies directly to the north.

The surrounding neighborhoods are dense, diverse and historic. To the west is the historic Mount Pleasant neighborhood, including several large, older stately homes.

Directly south of the parcel is a densely-developed residential neighborhood including smaller lots and a mixture of cottage-style and larger homes, and also including multi-family housing developments that serve a variety of residential needs. Publicly-owned housing for the elderly and disabled as well as a market-rate condominium development are part of this neighborhood.

The lively center of Downtown Amherst lies immediately to the south, within an easy walk or bike ride of the Hawthorne Property.

The wooded and serene Wildwood Cemetery is a short walk to the north.

Thus the property is in a perfect location to provide for future recreational needs.

Priorities Set by Requesting Town Commission

At the December 8th, 2009, LSSE Commission meeting the members voted unanimously to request support for this proposal from the CPAC Committee.

Possibility of Multiple Sources of Funding

If an actual acquisition would occur other sources for funding might include:

Individual and business donations

Volunteer and sports organization donations

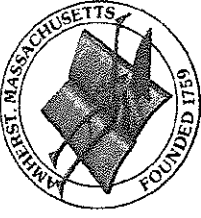
Other state grants

Foundation support

CPAC Proposal Request

\$150,000

Attachment #1 - Context Map



- Property Map**
- Aerial Property Lines
 - Property Line
 - Front Boundary Line
 - Subdivision Lot Line
 - Easements
- Basemap**
- Trails
 - Streets
 - Local Roads
 - Major Roads
 - State Routes
 - WHD Roads
 - Limited Access Highway
 - Multi-lane Hwy, not limited
 - Other Numbered Highway
 - Major Road, Collector
 - Minor Road, Arterial

Horizontal Datum: MA Stateplane Coordinate System,
Zone 4151, Datum NAD83, Feet

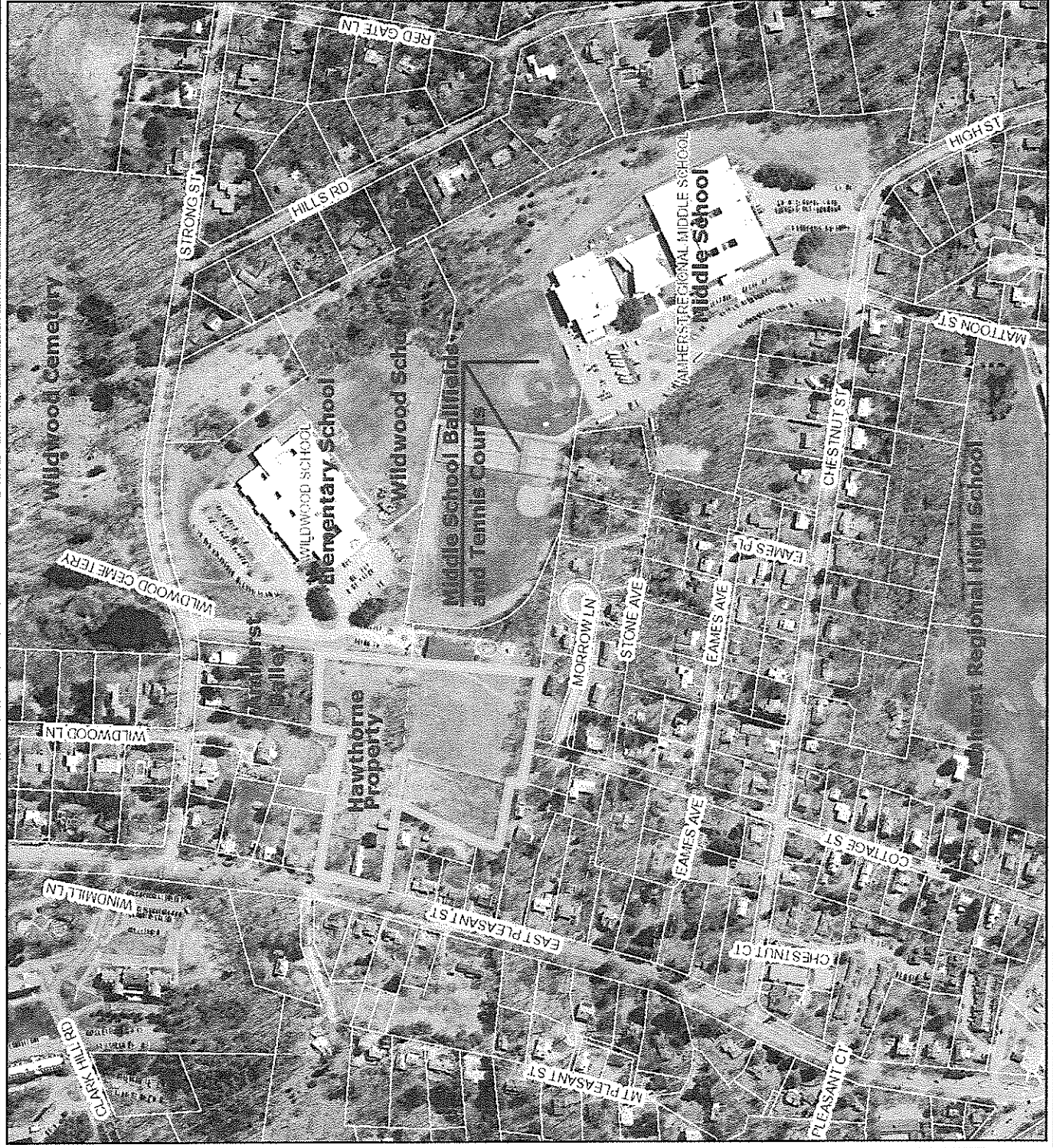
Planimetric basemap features compiled at 1"=40' and
1"=100' scale from April, 1999 Aerial Photography.
Aerial Photography available through April, 2009.
Parcels compiled to match the basemap; revisions are
ongoing.

The information depicted on this map is for planning
purposes only. It may not be adequate for legal boundary
definition, regulatory interpretation, or property
conveyance.
Locations are approximate and require field verification.
The TOWN OF AMHERST MAKES NO WARRANTIES,
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ACCURACY
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ASSUME ANY LIABILITY ASSOCIATED WITH THE
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1" = 400 ft



Amherst GIS Viewer October 30, 2009



December 10, 2009

To: Community Preservation Act Committee

From: Bonnie Isman, Library Director

Subject: Proposals for CPA Funding

The Town Libraries propose the following projects for CPA funding, under the fund's category of "Acquisition, preservation, rehabilitation, and restoration of historic resources."

As you know, the Jones Library is listed on the National Register of Historic Places due to its architectural value. Since 1928, the Jones Library has served as the Town's main library in the downtown Amherst. The Library is heavily used by local residents and attracts thousands of out of town visitors. The complexity of the building's construction is part of its charm, but this also presents a challenge in preserving the architect's original design.

Last year we proposed several major building projects.

A. Jones Library: General Exterior Renovation – Requested \$65,000.00
Not funded by CPAC. \$55,500 was funded under the Joint Capital Planning Committee's five year Capital Plan.

B. Jones Library: Roof Restoration \$55,000.00
\$15,000 was funded under CPAC recommendation for roof study/bid specifications and emergency repairs. Unfunded: \$40,000

C. Jones Library: HVAC climate control system for Special Collections \$40,000
\$10,000 was funded under CPAC recommendation for HVAC study/bid specifications. Unfunded: \$30,000

D. Jones Library: Interior woodwork restoration (no estimate)
No funding recommended.

Unfunded total (B&C): \$70,000

We greatly appreciate your support for startup funding for the roof project and the archives climate control system. Both projects are getting underway. The emergency slate roof repairs are scheduled for next week, and Requests for Qualifications documents are being prepared for both architectural/engineering studies and bid specifications with the assistance of Ron Bohonowitz and Aaron Hayden. It was necessary to rewrite the standard Request For Qualifications (RFQ) documents to reflect "Phase I" funding only. However, these projects will come to a halt after just a few months without a funding commitment for actually doing the work in "Phase II".

For Fiscal Year 2011, the Library Trustees are seeking funding to complete both projects:

\$40,000 for the slate roof restoration. We will have the architect's study, specifications, and updated cost estimates available in the spring.

\$30,000 for archival climate control. Again, the engineering study, specifications, and updated cost estimates will be available in the spring before Town Meeting.

Total FY 2011 Request: \$70,000

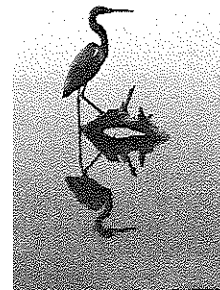
We would also like to propose one new project for your consideration.

\$12,000 for exterior work at North Amherst Library

The North Amherst Library is the Town's oldest public library building. Built in 1893, the building has served North Amherst since the days of kerosene lamps and trolley cars. It was repainted in its original color scheme and refurbished in 1996-7 thanks to a private donation from Mr. William Holland. Since that time, little maintenance has been done on the exterior, except for the repainting of the east side of the building.

Previous & New Requests: \$82,000

***South
Amherst
Conservation
Association***



**Re: Proposal for CPAC funds for purchase of
the old Rock Farm on South East Street**

December 10, 2009

Dear Community Preservation Act Committee,

We are writing to propose that the CPA Committee consider setting aside funds for the purchase of the old Rock Farm: 7.4 acres of land on South East Street currently owned by Scott Nielsen of Levi-Nielsen, Inc. This land used to be the site of a dairy farm owned by the Rock family. A map of the location of this land is available at the following link: http://gis.amherstma.gov/images/scans/TaxMaps/TaxMap_17D.pdf

As is sometimes the case with proposals for land purchases, there is no agreement with the seller at this time; however, we are submitting this request to alert the CPA Committee about this project in the hope that a purchase could come to fruition at some point in the future. Having CPAC funds allocated if this situation evolves toward a purchase would be very helpful for leveraging other funding possibilities.

We would like to address funding criteria that the CPAC uses to judge the viability of land acquisition projects:

Urgency: This project is urgent. The landowner has already received a Special Permit from the Zoning Board of Appeals to build 17 high-end condominiums, each with a double car garage, on this site.

Population to be served: This land is one of the most diverse in Amherst in terms of the populations it serves:

- a) ***Rail Trail Users:*** This land directly abuts the Rail Trail at the point where Mill Lane intersects South East Street. Acquiring this land for conservation would help complete the greenway of miles of protected land abutting the Rail Trail running from Rt. 116 to the Amherst town line. Thousands who use the Rail Trail every year would benefit from this acquisition. (Below is a link to a map showing how all the lands abutting the Rail Trail are protected for miles

in each direction, except for this piece of land:

<http://www.filbert.com/saca/greenway.htm>

- b) ***Commuters:*** South East Street is a major commuter road for Amherst residents and others in neighboring towns. The long distance views of the Holyoke range across this piece of land are part of the beauty of South Amherst. Views at the confluence of the Fort River and Hop Brook (which is right near this land) were targeted in a town Open Space plan some years ago. A photo of this land as seen by commuters on South East Street can be viewed at: <http://www.filbert.com/saca/>
- c) ***Birders and other wildlife enthusiasts:*** As is discussed below, the biodiversity of this area is recognized by long-term Amherst residents as well as the Natural Heritage and Endangered Species Program which has classified this land as "Priority Habitat".
- d) ***Hunters:*** The dirt road that crosses this land (called the Old Farm Road on early maps) is the only road access to 89+ acres of conservation land that the Town worked hard to acquire in the 1990's. The Brickyard Conservation Area has been used by hunters for decades. (In earlier years, the Town would stock this area with pheasants during hunting season. Today there are still hunting signs posted in this area establishing the dates of hunting season.) The landowner has said he plans to build over the Old Farm Road and not allow public access. This would land lock the Town's 89+ acres of conservation land on the other side of the Rail Trail.
- e) ***Farmers:*** This land used to be the Rock Dairy Farm. In recent years, it has been hayed by farmers and the Old Farm Road crossing the land has been used by sheep farmers who used the field in the Brickyard Conservation Area for sheep-grazing as part of a lease with the Town. This land directly abuts APR farmland in the rear and the farmer who owns that land has expressed serious concerns about how drainage from a condominium complex would affect her farmland which already has water concerns.

Acquisition or Preservation of Threatened Resources: As stated above, this land is designated by the Natural Heritage and Endangered Species Program as a "Priority Habitat". It is part of the habitat of the adjacent certified vernal pool. Spotted turtles have been seen in that vernal pool and a wood turtle¹ has been seen nearby in the field directly across from this land. This land also has wetlands, and diverse wildlife found in the upland field (e.g., coyote, milk snakes, red-tailed hawks, owls, etc.)

¹ Spotted turtles were, until recently, a species of "Special Concern" for the Natural Heritage and Endangered Species Program. The wood turtle is still on the list of protected species.

Possibility of multiple sources of funding / Cost / Funding Available / Feasibility:

The Town of Amherst had an appraisal done of this property about a year ago. It appraised in the mid-\$800,000 range.²

The South Amherst Conservation Association contemplates that the purchase money could be gathered from many different sources. In prior years, more than \$40,000 in pledges had been collected toward the purchase of this parcel for conservation land. Funding sources could also include CPAC funds, a self-help grant from the state (either a regular self-help grant or an urban self-help grant), and the possible sale of one or two house lots for fundraising or conversion of the existing shell of a house on this site into affordable housing. It is also possible this land could be leased out to a farmer for haying or sheep grazing to acquire income for the town in years to come.

We would ask that the CPA consider setting aside funds for possible acquisition of the old Rock Farm in the future, or at least that the CPA opt not to spend all CPA funds available to it this year so that there might be a reserve of funds available should a purchase agreement be reached between the Town and the landowner in the future.

Thank you very much for your thoughtful consideration of this request. If there is additional information that would be helpful to you, please call me at 413-256-0433.

Sincerely,

Carol Gray
on behalf of
The South Amherst
Conservation Association

² Unfortunately, at this point the landowner is not willing to sell for the appraised value.

Date: December 10, 2009
To: Community Preservation Act Committee
From: Housing Partnership/Fair Housing Committee
Re: University Drive Affordable Housing Development

1. Project Feasibility:

The following proposal is for the development of 44 units of affordable senior housing on a parcel of land on University Drive currently in the office park zoning district. All these units would be available to households with incomes below 80% of the area median income and will qualify to be placed on the Town's subsidized housing inventory. This parcel's location makes it ideal for senior housing; in addition to medical services, there is bus transportation, a post office, an affordable gym, a grocery store, restaurants, and other important services. This housing development is the first phase of a two phase development that will include market-rate housing and additional retail and office space. This project will require a Town Meeting vote to rezone from office park to limited business in order to permit the development of housing options (a very preliminary site plan is included).

2. Urgency of the project:

The need for affordable rental housing in Amherst is great. Over 150 individuals filled out applications for 11 units of new affordable rental housing managed by the Amherst Housing Authority. The Amherst Housing Authority currently has a long waiting list for affordable elderly and disabled housing.

3. Population(s) to be served by the project:

This will be senior housing for those over 55 years of age.

4. Acquisition or preservation of threatened resources:

Not applicable

5. Possibility of multiple sources of funding:

Funding for this project will require significant resources from the Department of Housing and Community Development and CPA funds in order to be successful. According to the financial analysis, this will require a total of \$900,000 dollars in addition to DHCD funding. The request for CPA funds is as follows:

\$150,000 reallocated CPA funds from the Mortgage Subsidy Program which was terminated June 30, 2009.

\$750,000 over a ten-year period

6. Complete description of project addressing cost; documentation relating to projected timeline for initiation and completion of project, and any expectations for additional funding in future years.

The total project cost of this project is approximately \$10,400,000 and approximately \$750,000 for pre-development including architectural drawings and bid specifications (the pre-development budget and the sources and uses pro-forma is included as attachment).

7. Funding available

The developer will apply for state funding during the winter of 2011.

8. Priorities set by requesting town committees or commissions.

The Housing Partnership/Fair Housing Committee has voted to support this project.

The Time line is as follows:

Winter/Spring 2009

Request that the Planning Board recommend to the Annual Town Meeting that the property be rezoned to limited business.

Wetland Determination

Annual Town Meeting

Request Town Meeting's approval for the zone change

July 1 – December 31

Preparation for Comprehensive Permit request including:

Geotechnical analysis

Schematic Design

Cost estimates

Meeting the requirements of chapter 40b

Winter 2011

Submit one-stop application for funding including tax credit application

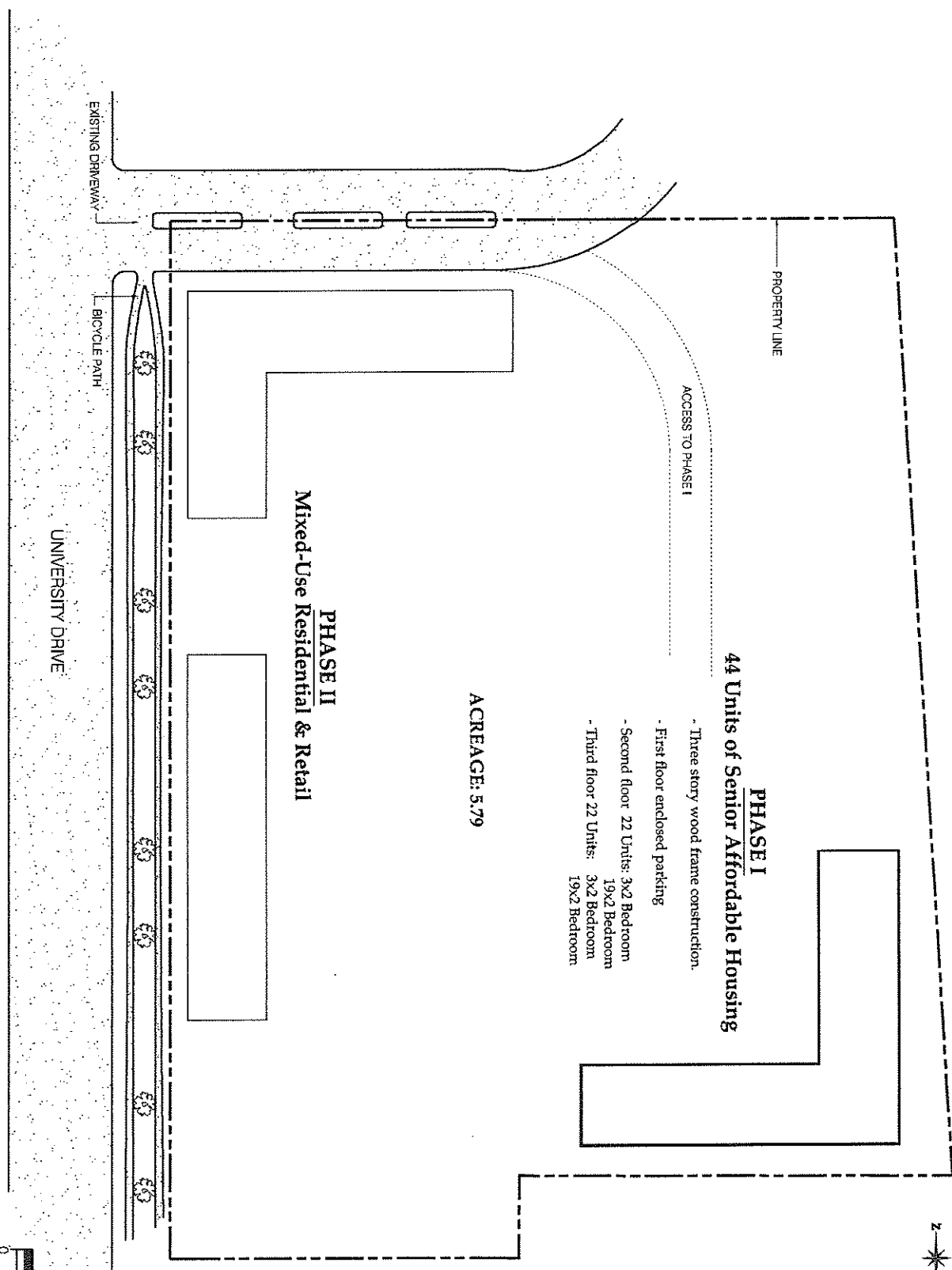
Spring 2011

Development of construction documents and bid specifications, bid construction for development

[illegible]

Description of Adolescents:

44



PHASE I
44 Units of Senior Affordable Housing

- Three story wood frame construction.
- First floor enclosed parking
- Second floor 22 Units: 3x2 Bedroom
19x2 Bedroom
- Third floor 22 Units: 3x2 Bedroom
19x2 Bedroom

ACREAGE: 5.79

PHASE II
Mixed-Use Residential & Retail

UNIVERSITY DRIVE



AD
Architectural Design
1000 University Drive
Arlington, MA 01764
Tel: 617.452.1234
Fax: 617.452.1235
www.ad-architect.com

University Drive
University Drive
Arlington, MA

DATE	REVISION
01/10/2008	Initial Design
02/10/2008	Final Design
03/10/2008	Final Design
04/10/2008	Final Design
05/10/2008	Final Design
06/10/2008	Final Design
07/10/2008	Final Design
08/10/2008	Final Design
09/10/2008	Final Design
10/10/2008	Final Design
11/10/2008	Final Design
12/10/2008	Final Design

Conceptual
Site Layout

A-1

